

PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
SEPTEMBER 29, 2008  
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held at the City Office, 505 1<sup>st</sup> Street in the City of Milford, NE at 7:00 P.M., Monday, September 29, 2008. Notice of the meeting was published in the Milford Times as required by law.

Notice of the meeting was simultaneously given to the members of the Planning & Zoning Commission. Availability of the agenda was communicated in advance notice and in the notice to the members of the meeting. All proceedings hereinafter shown were taken while the meeting was open to the attendance of the public.

Chairman Roger Kontor called the meeting to order at 7:00 pm. Chairman Kontor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the south wall of the City Office meeting room.

**ROLL CALL:** Members present were: Jean Ferrill, Roger Kontor, Teresa TeSelle, Kevin Wingard and Building Inspector Bill Fuelling. Absent: Sue Fortune.

**Approve Minutes:** September 8, 2008 minutes not available.

**Public Hearing: Request for zoning change from C1 to I1 at 319 1<sup>st</sup> Street:** Chairman Kontor opened the public hearing. Bruha explained request and I1 uses were discussed. No further comments Kontor closed the public hearing.

**Public Hearing: Consider changes in setback requirements for I1 Zoning District:** Chairman Kontor opened the public hearing. Bruha explained request and noted a 50' setback was extreme. Refer to section 4.09.03 concerning setbacks. Page 37 - Section 4.09 Yard Requirements; 4.09.03 "The City may permit a variation in front yard setbacks to allow new or relocated structures to conform to the average existing setback provided that 1). more than 30 percent of the frontage on one side of a street between intersecting streets is occupied by structures on the effective date of this Ordinance, and 2). a minority of such structures have observed or conformed to an average setback line." This verbiage takes care of the 20' setback as existing. No vote necessary, public hearing closed.

**Request for zoning change from C1 to I1 at 319 1<sup>st</sup> Street:** Discussed zoning change for Lot 13, discussed screening requirements. A motion was made by TeSelle and seconded by Wingard to recommend to the City Council to change lot 13 from C1 to I1. Roll call vote: TeSelle yes, Wingard yes, Ferrill yes, Kontor yes, Fortune absent. Motion carried.

**ADJOURNMENT:** A motion was made by Ferrill and seconded by Kontor to adjourn meeting at 7:42 pm. Meeting adjourned

Respectively Submitted